



**Andrew Pearce**  
PINNER

MENTANA COURT, LEeway CLOSE, HA5 4SE £399,950



This bright and spacious two-bedroom first-floor flat offers a fantastic opportunity for comfortable living in a highly desirable location.

Situated within a short walking distance of Hatch End Station, this property provides excellent transport links for easy commuting. Additionally, it is ideally placed within reach of a wide range of local amenities, including shops, cafes, fine dining restaurants, and highly regarded schools, making it a perfect choice for professionals and families alike.

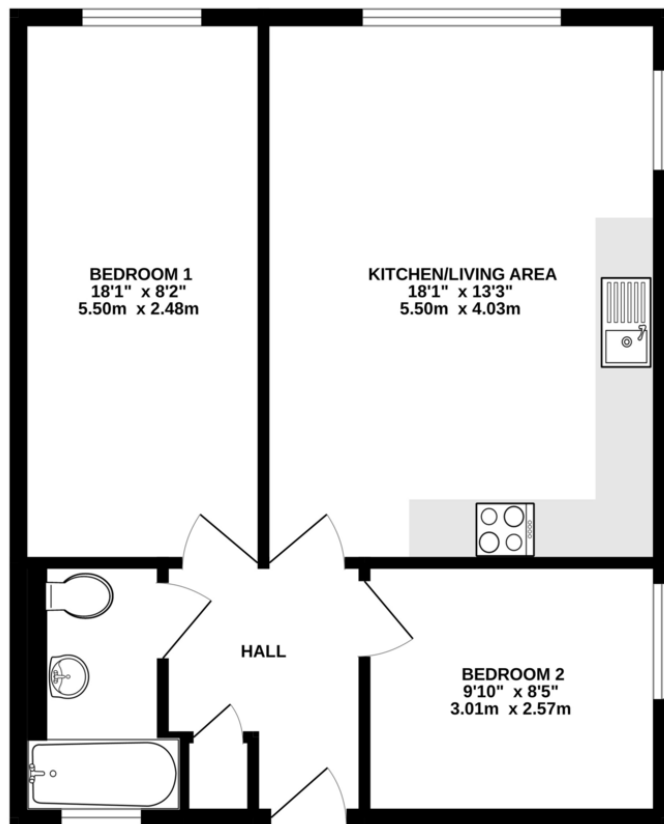
The property itself boasts a well-designed layout, featuring a double-aspect open-plan lounge and kitchen area that allows for plenty of natural light to flood the space. The modern kitchen comes equipped with integrated appliances, providing a sleek and functional space for cooking and entertaining. There are two generously sized bedrooms, offering a peaceful retreat, and a contemporary bathroom with stylish fixtures and fittings.

Further benefits include gas central heating powered by a combination boiler, double glazing throughout for added insulation and security, and a video entry phone system for added peace of mind. The flat also comes with the added reassurance of a new 124-year lease.

Offered with no onward chain, this property presents an ideal opportunity for those looking to move in without delay. With its modern features, prime location, and excellent transport links.



GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA - 561 sq.ft. (52.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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